



White Pond Improvements

10.28.2020 | Public Engagement Session



Town of Concord,
Massachusetts

Weston & SampsonSM

Introductions | Project Representatives

Town of Concord

Kate Hodges (terms of the gift/project intent) (Q+A Facilitation)

Ryan Kane (2019/2020 season recaps)

Ryan Orr (Q+A)

Weston & Sampson

Gene Bolinger (meeting facilitator introductory comments)

Brandon Kunkel (design program presentation)

Tim Sheehan (Q+A)



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Meeting Agenda

This Meeting is being
Recorded.

Meeting Length = 90
Minutes

1. Introductions
2. Zoom Meeting Protocols
3. Presentation
 - Terms of Gift/General Project Intent
 - 2019/2020 Seasonal Recap
 - Project Goals
 - Work Completed to Date / Work Remaining
 - Scope of Site Improvements
 - Cost Estimate
 - Tentative Project Timeline
4. Questions/Comments



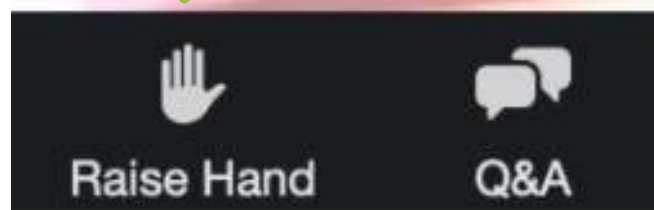
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Zoom Protocols

HOW TO PARTICIPATE TODAY

- Type your question by clicking the 'Q&A' icon
- Click the 'Raise Hand' icon to be called on and unmuted to ask a question



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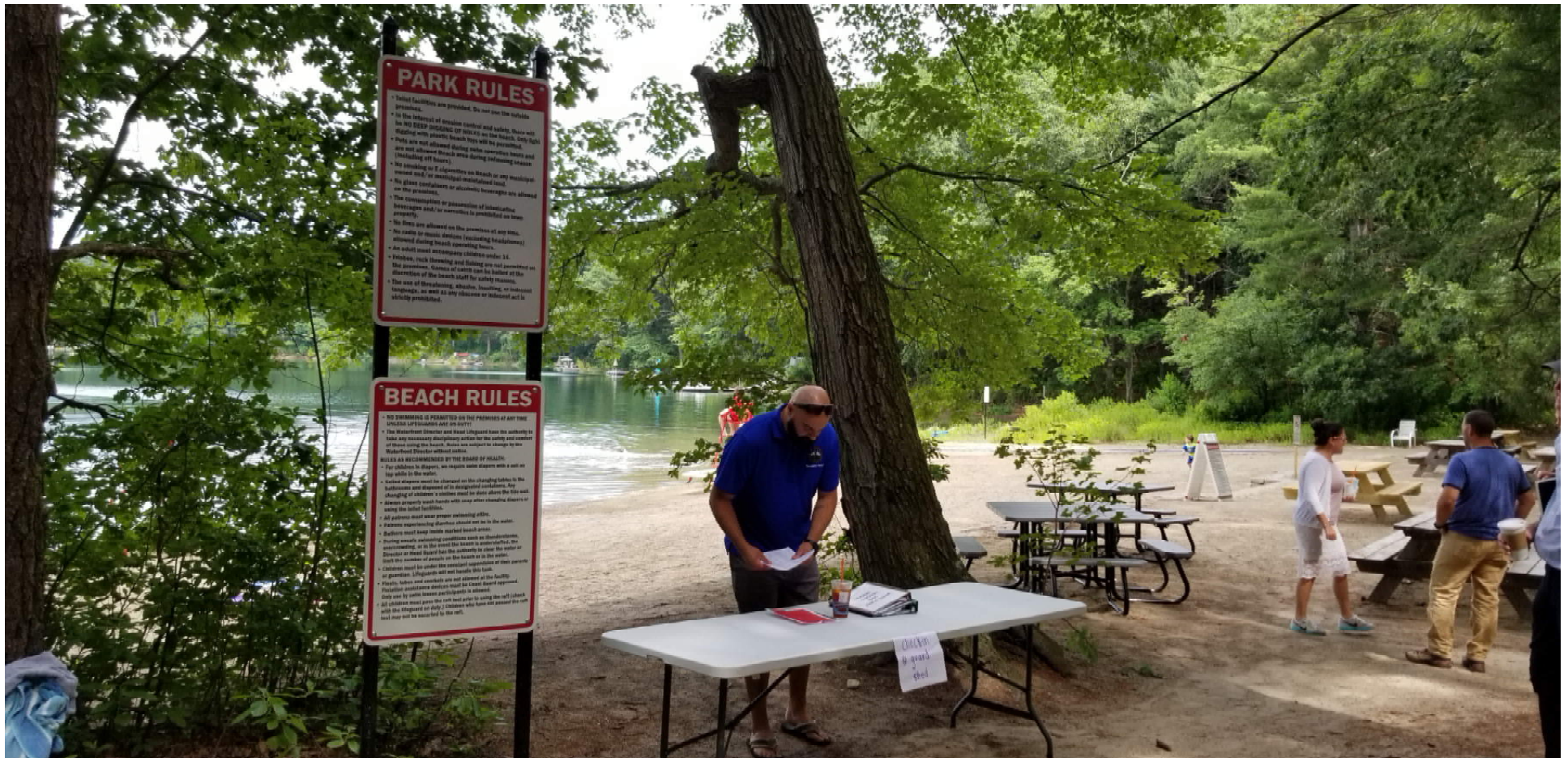
Terms of Gift | Project Intent



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2019/2020 Seasonal Recap



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Project Goals

1. Maintain essential character / essence of place
2. Improve stormwater management / water quality
 - Reduce run-off into pond
3. Improve aesthetics and functionality of beach as a community recreation asset
 - Beach area accommodations
 - Trails/connections
 - Gathering areas and shelters
 - Improved parking areas
4. Provide ADA accessibility to extent feasible
5. Maintain DCR boat ramp access
6. Manage tree canopy, removals/replacements



Work Completed to Date

1. Site survey
2. Wetlands flagging
3. Design development drawings
4. Stormwater management designs
5. Notice of Intent preparation



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Work Remaining

1. Permitting
2. Final Designs
3. Secure remaining funding
4. Bidding
5. Contractor selection
6. Construction



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Widen entrance road to 20' (4' ideal).
Protect as many trees as possible.

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Widen drives, add parking spaces and add
parking picnic areas

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Resurface and/or restripe pavement, improve
stormwater management

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Install ramps and steps down hillside

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Improve beachfront arrival

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Regrade and align to have drop off and curb to stop
water flow. Add water capture / treatment system(s)

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Improve connections between boat ramp
access drive and beachfront

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Integrate bathroom facility with formalized
access paths and decking

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New lifeguard house retained

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Maintain + enhance naturalized beachfront

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Provide ADA access to beachfront

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Improvement Plan

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Improvement Plan Upper Site / Hillside

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Improvement Plan Lower Site / Hillside

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Project Budget

		\$250K	\$0	\$300K	\$600K	\$500-600K	
Item/Phase	Cost	CPC20	CPC21	CPC22	CAP20	CAP22	COST
Construction Development, Oversight, Etc.	\$140,000				\$70,000.00	\$70,000.00	\$140,000
Site Preparation, Vegetation Management & Invasive Removal	\$133,098				\$133,098.00		\$133,098
Earthwork & Stormwater Management	\$133,206			\$127,000.00	\$6,206.00		\$133,206
Access & ADA Modifications	\$494,262	\$250,000.00		\$173,000.00		\$71,261.80	\$494,262
Driveway & Turnaround	\$219,484				\$114,000.00	\$105,484.00	\$219,484
Replanting Plan & Hydroseed	\$63,072				\$63,072.00		\$63,072
Contractor O/P & Contingency	\$231,964				\$18,164.00	\$213,800.00	\$231,964
FY21/22 Escalator (3%)	\$11,261					\$11,261.00	\$11,261
Misc. & Site Amenities	\$70,000				\$70,000.00		\$70,000.00
Total	\$1,496,347						\$0.00
		\$250,000.00	\$0.00	\$300,000.00	\$474,540.00	\$471,806.80	\$1,496,347
Rounded Total							
Item Description	Area 1	Area 2	Subtotals				
Construction Oversight			\$140,000.00				
Site Preparation	\$82,477.83	\$50,620.00	\$133,097.83				
Earthwork	\$20,864.44	\$27,341.33	\$48,205.77				
Stormwater/Drainage	\$85,000.00		\$85,000.00				
Beach/Pavilion areas; ADA Path	\$309,935.67		\$309,935.67				
Drive & Drop-off	\$159,638.10		\$159,638.10				
Planting	\$9,827.56	\$53,244.44	\$63,072.00				
Top Parking & Drive Area		\$59,846.11	\$59,846.11				
Path & Picnic Areas		\$184,326.13	\$184,326.13				
Contractor Overhead	\$80,129.23	\$46,396.72	\$126,525.95				
Contingency	\$66,774.36	\$38,663.94	\$105,438.30				
Escalator 2021		\$11,261.34	\$11,261.34				
Misc. Amenities			\$70,000.00				
Totals	\$814,647.19	\$471,700.01	\$1,496,347				

FINANCIALS
Estimated Project Cost
\$1.47M (2020 Dollars)



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Budget / Cost Estimate

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Tentative Project Timeline

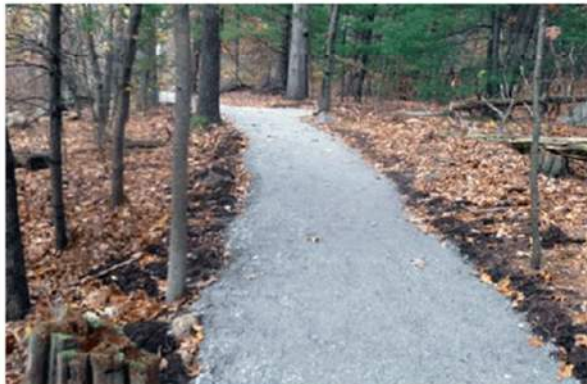
Final Design	Winter 2020/21
Permitting (*)	Winter 2020/21
Site prep	Spring 2021
Funding secured	Spring Town Mtg. 2021
Bidding	Spring 2021
Construction	Sept '21 thru May '22

(*) Notice of Intent process will include more opportunities for public review / comment



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Thank You!
Comments / Questions / Discussion



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